Lessee: Kids Place, Inc.

Petitioners

********** FINDINGS OF FACTS AND CONCLUSIONS OF LAW

The Petitioners herein request, pursuant to the Petition for Special Hearing, permission to use as of right a group child care center, Class B, within a hospital under Section 424.2.C of the Baltimore County Zoning Regulations (B.C.Z.R.) and, in the alternative, pursuant to the Petition for Special Exception, permission to use the herein described property for a group child care center, Class B, in a D.R.5.5 zone, under Section 424.5.A of the B.C.Z.R., with the drop-off and delivery area in the front yard as may be permitted under Section 424.7 of the B.C.Z.R., as more particularly described on Petitioners' After Received Exhibits A and B.

The Petitioners, by Robert Hoffman, Esquire and Paul Consbruck, Esquire, appeared and testified. Appearing and testifying on behalf of the Petitioners were Frank Welsh, Director, Baltimore County Office of Community Development, George Gavrelis, Land Planner and Zoning Consultant, Leonard Taylor, Jr., Architect, Mark Shugarman, Vice President for Baltimore County General Hospital, Mark Rosenberg, General Partner for Randallstown Child Care Property Ltd. Partnership, Betty Adler, Alvin Johnson, Shiela Johnson, Gail McHugh, Dennis W. Rey and Judith Mayrer. Appearing and testifying as Protestants were Ella Campbell and Alicia Foster. Appearing as an interest-

Testimony indicated that the subject property, known as 8401 Carlson Lane, consists of 2.9 acres +/- zoned D.R.5.5 and is currently unimproved.

Proffered testimony indicated that the property is currently owned by the Baltimore County General Hospital who desires to lease the improvements to Kids Place, Inc., who will be the operators of the day care facility.

Steve Lockett, Professional Engineer, testified regarding setback requirements and indicated that, in all respects, the proposed project meets the setback requirements of the B.C.Z.R.

Mark Shugarman, Vice President of the Baltimore County General Hospital, testified regarding the need for the proposed day care facility. He indicated that the center will be located across the street from the subject hospital which will provide easy access for hospital employees to drop off and pick up their children. He testified, that while hospital employees will be the primary users of this facility, the facility will be available for community use. He indicated that the day care center could not be located closer to the hospital because all available acreage in close proximity to the hospital is reserved for medical-type services. He indicated that the hours of operation for the center will be from 6:00 A.M. until 8:00 P.M., seven (7) days per week. Mr. Shugarman testified that, in his opinion, the proposed day care center is consistent with Section 502.1 of the B.C.Z.R. and is compatible with the character and general welfare of the surrounding neighborhood.

Mr. Frank Welsh, Director of the Baltimore County Office of Community Development, appeared and testified in support of Petitioners' proposal, citing the need for this service in the community.

Leonard Taylor, Jr., Architect, testified that many of the mature trees currently on the site will be retained and incorporated into the development plan. He indicated that the proposed layout and landscaping will provide adequate screening for the surrounding residential community. He concluded by stating that, in his opinion, the proposed use was compatible with the residential uses in the surrounding area.

Ms. Betty Adler testified that she is currently a day care operator and will be directly supervising the proposed center, if granted. She indicated that the center is equipped to handle 142 children and will employ 20 employees. She also indicated that Kids Place, Inc., is in the process of instituting an accredited kindergarten program for this center.

Mr. Wes Guckert, Traffic Engineer, testified that he performed traffic studies for the subject site based on 142 children. He testified regarding the peak hour periods regarding on site vehicular traffic and the current status of the local intersections. Mr. Guckert concluded that the subject site will have no negative impact on vehicular traffic in this community.

Mr. George Gavrelis, Professional Land Planner and Zoning Consultant, discussed at length the surrounding area uses. He concluded that, in his opinion, the Petitioners' proposal meets the requirements of Section 502.1 of the B.C.Z.R. and that the proposed project will have no adverse impact on the surrounding community.

Ms. Shelia Johnson, Ms. Gail J. McHugh and Ms. Judith Mayrer, all employees of the Baltimore County General Hospital, testified and concurred that the employees of the Hospital are in need of affordable, quality day care located within close proximity to the hospital.

Mr. Ben Marks testified that his main concern involved vehicular and pedestrian traffic. He indicated that Carlson Road is utilized by school children and indicated that the proposed drop-off area may present a hazard to school children walking on this road. He also indicated that bus traffic is heavy, and he was concerned that the proposed facility will exacerbate an already congested traffic area.

Ms. Ella White Campbell, Protestant, testified that she is concerned that the Petitioners' proposal will have a negative impact on the health, safety and general welfare of this community. She indicated that she would like to see speed bumps strategically located around the subject site and other such safety measures implemented that are deemed necessary by the appropriate Baltimore County agency. She concluded by saying that she desires more open and ongoing dialogue between the Petitioners and the subject

It is clear that the B.C.Z.R. permits the use proposed in a D.R. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioners.

The Petitioners had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioners have shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioners' Exhibits would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A2d 1319

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets,

or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted, with certain restrictions as more fully described below.

The Petitioners also requested, pursuant to the Petition for Special Hearing, that the day care facility be granted as a matter of right. Insofar as the requested relief has been granted, pursuant to the Petition for Special Exception, and it was not established that the day care center was "within" the subject hospital, the Special Hearing relief is rendered moot and, therefore, will be dismissed.

Pursuant to the advertisement, posting of the property, and public hearing on the Petition for Special Exception held, and for the reasons given above, the relief requested should be granted and the Petition for Special Hearing shall be rendered moot and, therefore, dismissed.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 33 day of April, 1991 that, pursuant to Petition for Special Hearing, permission to use as a right a group child care center, Class B, within a hospital under Section 424.2.C of the Baltimore County Zoning Regulations (B.C.Z.R.), is hereby DISMISSED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Exception, permission to use the herein described property for a group child care center, Class B, in a D.R.5.5 zone, under Section 424.5.A of the B.C.Z.R., under Section 424.7 of the B.C.Z.R., as indicated on Petitioners' After T Received Exhibits No. A and B, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original

2. All outdoor lighting shall be no more than 10 ft. above grade. All exterior lighting shall be directed downward and shall not diffuse onto any residential property.

> Zoning Commissioner for Baltimore County

cc: Peoples Counsel

limore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

April 22, 1991

Robert Hoffman, Esquire Paul Consbruck, Esquire Venable, Baetjer and Howard 210 Allegheny Avenue Towson, Maryland 21204

> RE: Case No. 91-220-SPHX Petitions for Special Hearing and Special Exception Kids Place, Inc.

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Special Exception have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Zoning Commissioner

cc: Peoples Counsel

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91 30 400 91-220-5PHX

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____ the use as of right of a group child care center; Class B within a bospital under Section 424.2.C. of the BCZR

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

County Hospital and Healt
scher, President
CP G1
Court Road Phone No. e, Maryland 21133
d phone number of legal owner, con- r representative to be contacted Hoffman, Esquire
eny Avenue ryland 21204 823-4111 Phone No.
1

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19_90, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Zoning Commissioner of Baltimore Cour

z.c.o.-No. 1

THE

KID'S

PLACE

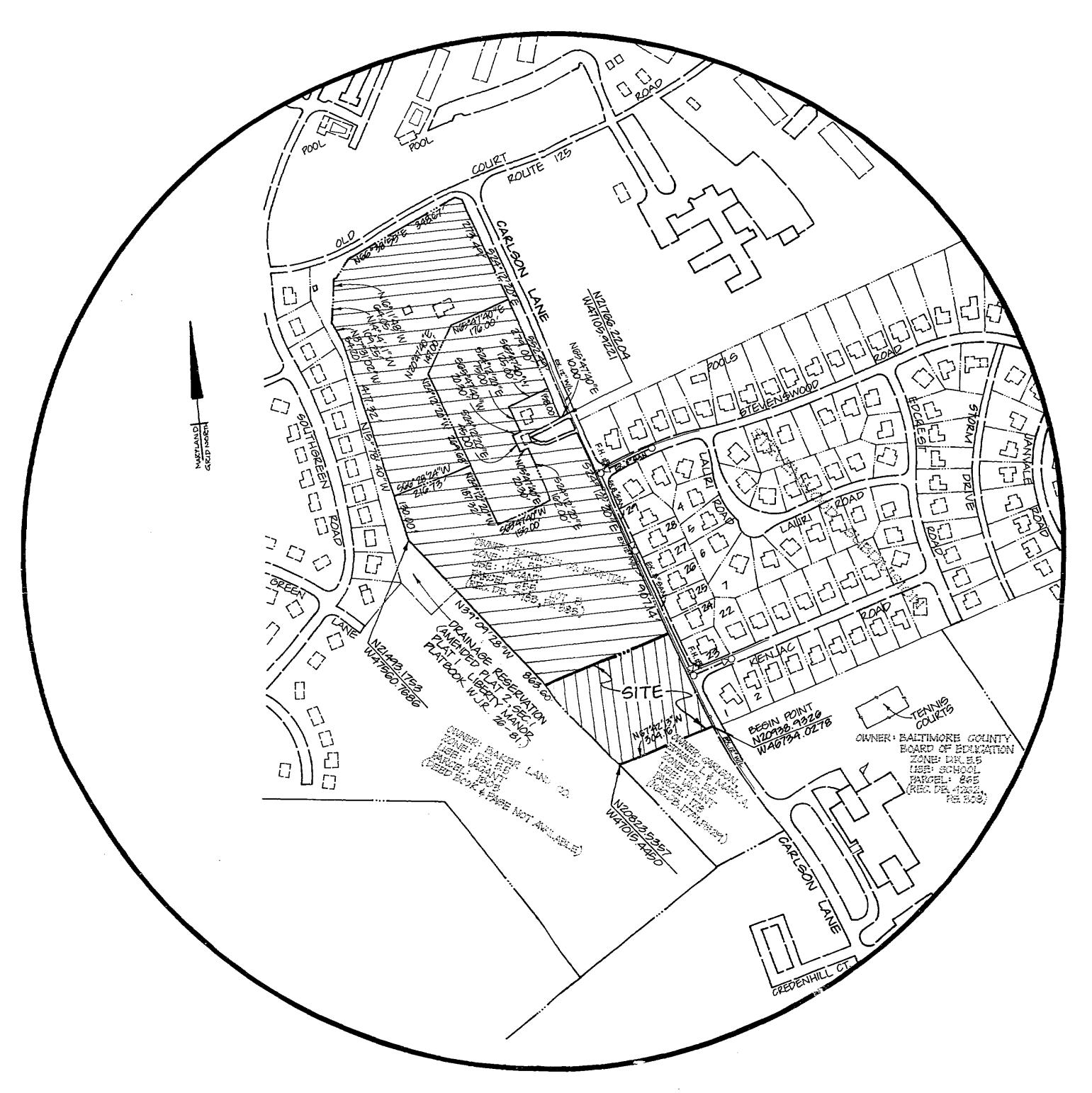
LOT TABLILATIONS

SUBDIVI	SION: STEVENSWOOD	
ZONE: _	DR. 55	
USE:	RESIDENTIAL - SINGLE FAMILY	
-	: 825	
BLOCK:		
LOT #	OWNER	RECORDED DB. & PG
23	GERBER, LEE A & DOROTHY	4327 , 311
24	FORBES, ANITA G. SAMPSON- & MARTIN, RUTH	8172 , 752
25	MAKER, WILLIAM JR. & LILLRE M	6234, 692
26	BOOKOFF, ALLEN R. & BARBARA	5383 , 872
27	ROSENFIELD, STANLEY N. & SHEILA B.	4303 , 440
28	SWARTZ, PAUL ET AL.	4303, 203
29	SCHNAPER, JOSEPH	5711, 509

SUBDIVI	SION: STEVENSWOOD	•
ZONE:_	DR. 55	:
USE: _	RESIDENTIAL - SINGLE FAMILY	
PARCEL	: <u>301</u>	
BLOCK:	C	
LOT#	OWNER	RECORDED DB. \$ PG.
4	CAPLAN, MEYERS & JEANETTE	4235 , 379
5	ROSENBAUM, JULIUS & MIRIAM	4269 , 399
6	FINE, BERNARD A. & PHYLLIS I.	4246 , 448
7	STOTSKY, JACK L & LYNDA	5757 , 361
22	COX, THERMON 6 & ALICE C.	6771 , 725

ZONE: _ USE:	DR. 5.5 RESIDENTIAL - SINGLE FAMILY	
PARCEL BLOCK:	: 301	
LOT#	OWNER	RECORDED DB. & PE
2	REICHLYN, ROSE	3953,30

SUBDIV	ISION: STEVENSWOOD	
ZONE:	OR 5.5	
46E: _	RESIDENTIAL - SINGLE FAMILY	
PARCEL	: <u>825</u>	
BLOCK	0	
LOT#	OWNER	RECORDED DB. & PG
	BLOCK, NEILA D	6809 , 509



VICINITY MAP

SCALE: 1" = 200'

NOTE

COORDINATES AND BEARINGS SHOWN REFER TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED UPON THE FOLLOWING TRAVERSE STATIONS:

STATIONS: × 5864 - NORTH 22390.19, WEST 48423.06 × 11363 - NORTH 22818.22, WEST 46701.15

MAP REFERENCE: ROCKDALE, SHEET N.W. G-H, 1"= 200'
DATE OF PHOTOGRAPHY; JAN. 1986

PETITIONER'S

AFTER RECEIVED

EXHIBIT _B_

		*=!/=!^			INEERING
1 NO REV	ISIONS THIS SHEET		3/21/91	SCL	·
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			 		S/ORAL SAN
					
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NO.	REVISION	·	DATE	BY	



ASSOCIATES, INC.

CIVIL ENGINEERS - SITE PLANNERS

10617 JONES STREET, SUITE 201-A

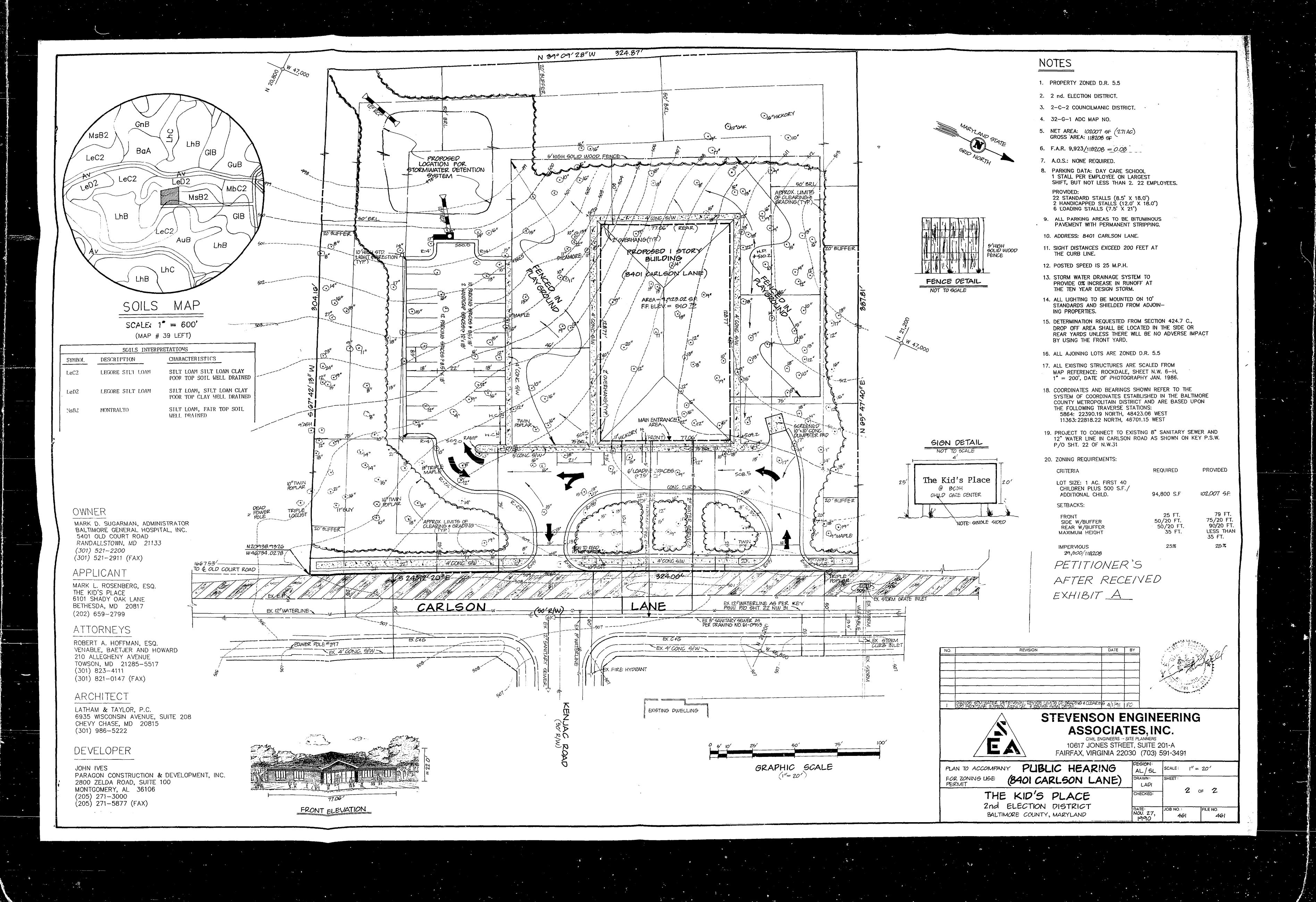
FAIRFAX, VIRGINIA 22030 (703) 591-3491

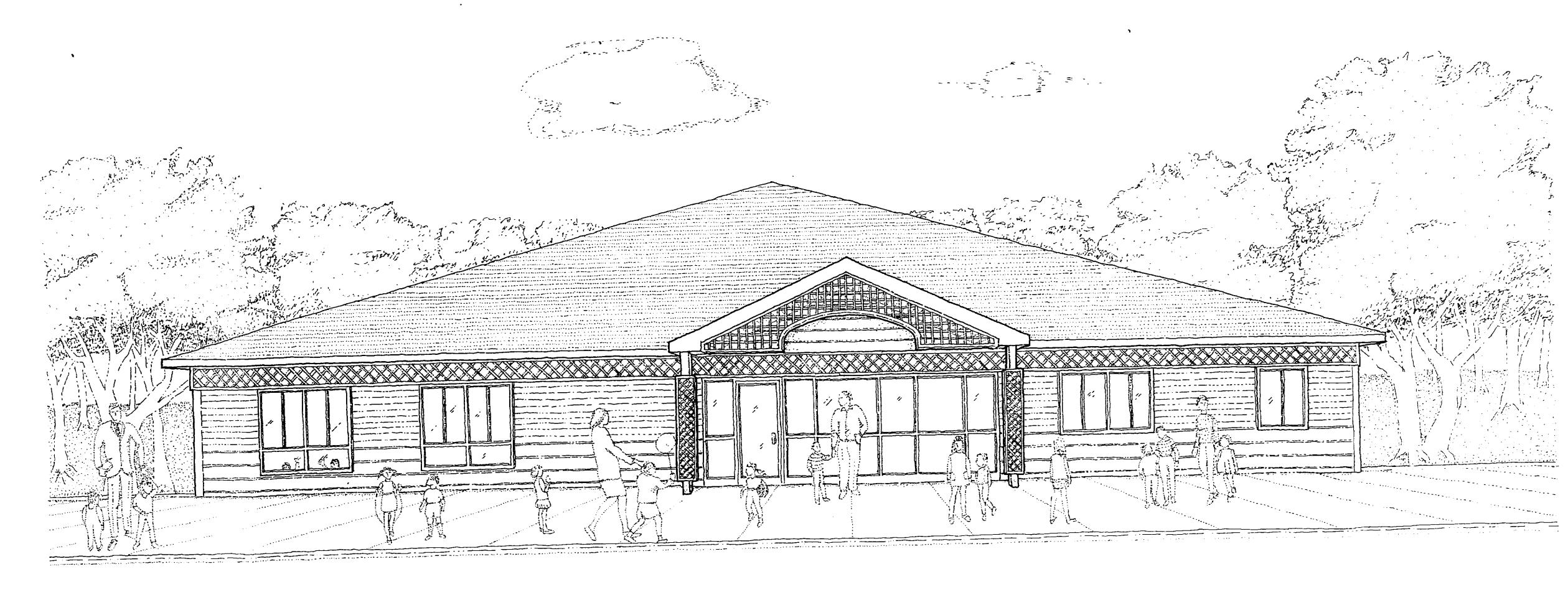
PUBLIC HEARING
FOR ZONING LIGE PERMIT

8401 CARLSON LANE
P/O PARCEL 655, LOT 3

ZND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

AL/SL	JOALL ,	1		
DRAWN: LADI	SHEET		OF.	2
CHECKED:)F	
NOV. 27,	JOB NO. 461		FILE	461





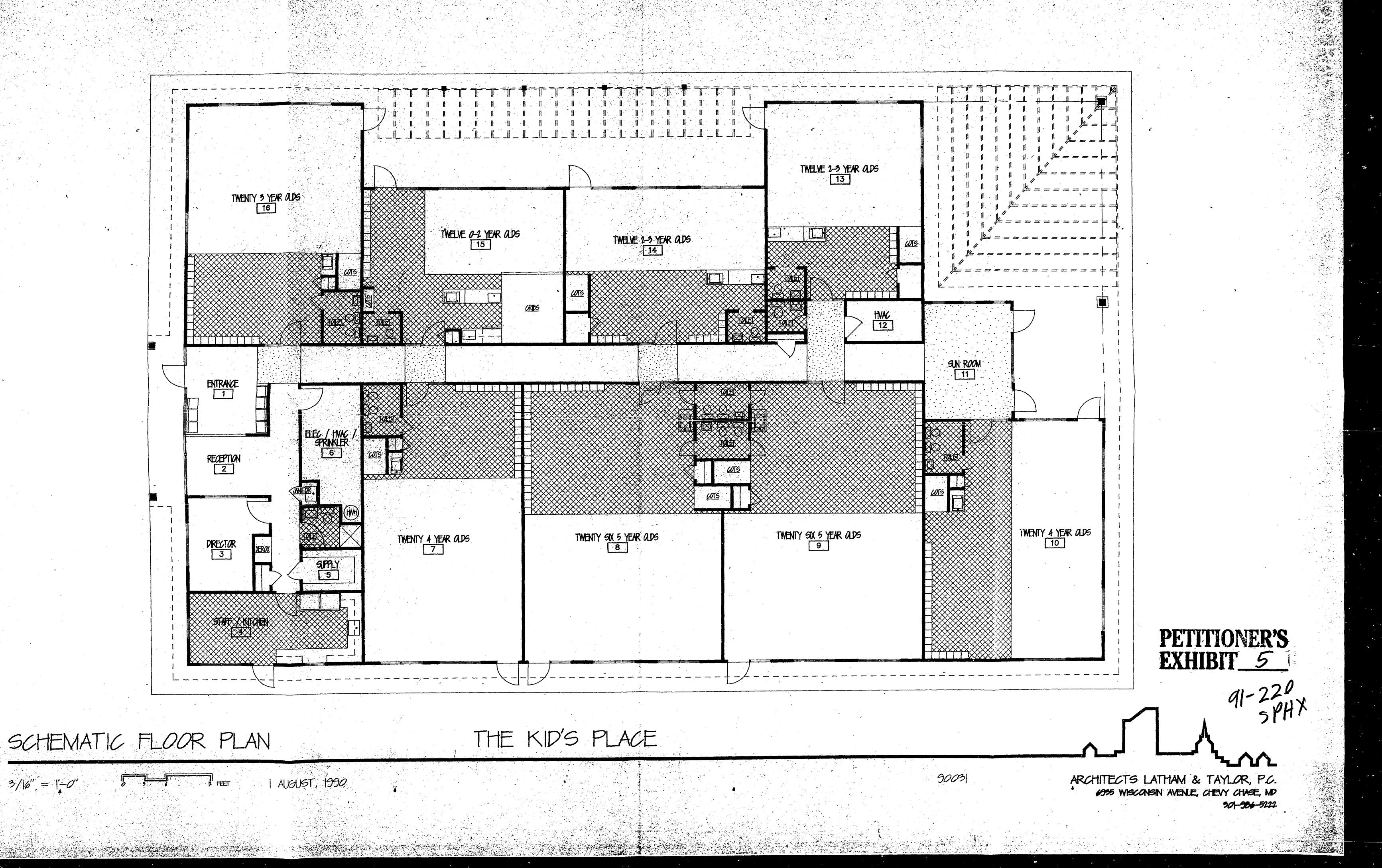
ELEVATION

THE KID'S PLACE

9003

ARCHITECTS LATHAM & TAYLOR, P.C.
6995 WISCONSIN AVENUE, CHEVY CHASE, MD
301-986-5122

1 AUGUST, 1990



PETITION FOR SPECIAL EXCEPTION
PETITION FOR SELICITIE - 91-770 - SPHX
PETITION FOR SPECIAL ENCORE COUNTY: 91-220-50+
The undersigned, legal owner of the country is the description and plat attached hereto and made a particular former country, to use the described in the description and plat attached hereto and made a particular former country, to use the described in the description under the Zoning Law and Zoning Regulations of Baltimore Country, to use the description under the Zoning Law and Zoning Regulations of Baltimore Country, to use the description under the Zoning Law and Zoning Regulations of Baltimore Country, to use the description under the Zoning Law and Zoning Regulations of Baltimore Country, to use the description under the Zoning Law and Zoning Regulations of Baltimore Country, to use the description under the Zoning Law and Zoning Regulations of Baltimore Country, to use the description under the Zoning Law and Zoning Regulations of Baltimore Country, to use the description under the Zoning Law and Zoning Regulations of Baltimore Country, to use the description under the Zoning Law and Zoning Regulations of Baltimore Country, to use the description under the Zoning Law and Zoning Regulations of Baltimore Country, to use the description under the Zoning Law and Zoning Regulations of Baltimore Country, to use the description under the Zoning Regulation and the description under the Zoning Regulation and the description under the description and the description
nerein described property for a Group Childen BCZR, with a drop off and
zone under Section 424.5.A. of delivery area in the front yard as may be permitted under Section
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of this petition, and further agree to and are to the Zoning Law for Baltimore County.
I, or we, agree to pay expenses of above by the zoning regulations and of this petition, and further agree to and are to be bound by the zoning regulations of this petition, and further agree to and are to be bound by the zoning regulations are the zoning regulations. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Connection: Legal Owner(s): Baltimore County Hospital and Health System, Inc.
[see attached] (Type or Print Name) Baltimore County Hospital (Type or Print Name)
Signature Signature Robert Fischer, President
Address
City and State
Attorney for Petitioner: 5401 Old Court Road Robert A. Hoffman, Esquire Address
Kolut A. Hoffman Tic Baltimore, Maryland 21133 City and State
Signature Name and telephone number of legal owner, contracted tract purchaser or representative to be contacted
Address Robert A. Hoffman, Esquire Name
City and State 823-4111 Telephone No.: 823-4111 Telephone No.
Baltimore County, this
of general circulation through-
of, 19_7_, that the subject masses of general circulation through- required by the Zoning Law of Baltimore County, in two newspapers of general circulation through- out Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing in Towson, Baltimore Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the day of day of
A: M. Pront of many
Zoning Commissioner of Baltimore County.
z.c.o.—No. 1 (over)
l · · · · · · · · · · · · · · · · · · ·
3 22'1

will have a representative from

the Md. State Police at its Jan. 15

meeting. His topic will be Na-

tional Crime Information Center

and National Law Enforcement

meeting will take place at 1 p.m.

Rand. (922-6478).

at the American Legion Post #122, 4424 Painters Mill Rd.,

Telecommunications. The

A free lecture and discussion

on breaking free of compulsive

eating will be held on Tues., Jan.

15 at 7:30 p.m. at the Center for

Behaviorai Medicine, 7238-T

Hellmann, LCSW, will speak

about a successful approach to | 6.00 FOR THE FIRST

treatment and recovery.

Park Heights Ave. Linda

(764-7462).

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY REAL ESTATE () REPOSSESSED VA FOR RENT & HUD HOMES URNISHED ROOM-Falstaff area. Available from government from Call 358-2128-**WE BUY INCOME** \$1. You repair. No credit check. Also drug seizures and IRS fore-**PRODUCING PROPERTIES** HOUSE—Pikesville area, 3 BR Cape closures sold for back taxes. Cod, large fenced yard. \$675. Call 486-2479. Call 1-805-682-7555, ext. H-2072 Residential, commercial 8 hotels. 4 units to 400 units. for repo list your area. (call 7 days a week) Fair market price for ex-RENTALS WANTED cellent terms. LEGAL NOTICE APT. IN HOUSE WANTED (with 2 Send information packages to: private entrance), convenient to BALTIMORE COUNTY Harborside Holding Group Reist. Plaza, desired by a young, ZONING COMMISSIONER OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 Jewish woman. Call Barbara aft. 1043 So. Charles St. p.m., 358-1480 or 243-9108. Balto., MD 21230 NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building. Meetings SITUATION WANTED The Pickwick-Greenspring in Room 106 of the County Office Building, flocated at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows: Case Number 91-220-SPHA W/S Carlson Road, 1667-53' S Old Court Road 8401 Carlson Lane 2nd Election District—2nd Councilmanic Legal Owner(s). Baltimore County Hospital and Health System, Inc.

Lessee of Improvements: Kids Place, Inc. Hearing: Tuesday, February 5, 1991 at 9:30 a.m. Sr. Citizens Club will meet Wed., Jan. 9 at 1 p.mn. at Subur-CERTIFICATE OF PUBLICATION DYNAMIC SALES MANAGER ban Orthodox Synagogue on SEEKS IMMEDIATE POSITION Seven Mile Ln. Following the business meeting, there will be a Strong, stable, mature and inno-NOTICE OF HEARING vative. Can create top producers. talk by a guest speaker. Refreshments will be served and The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 Bottom line, win-win doer, 30 guests are invited to attend. years experience in real estate, a.m.
Special Hearing to approve the use of a group child care center, Class B, within a hospital.
Special Exception for a group child care center. Class B, with a drop-off and delivery area in the front yard. investments, finance, appraising, THIS IS TO CERTIFY, that the annexed advertisement was construction, business manage-Sr. Citizens Club will meet ment, recruiting, training, sales Wed., Jan. 16 at 1 p.m. at Suburand management. Base salary J. Robert Haines
Zoning Commissioner of
Baltimore County published in THE JEFFERSONIAN, a weekly newspaper published ban Orthodox Synogogue on Seven Mile Ln. The program for 528-9049 or 528-8016 the afternoon will be announced Case number: 91-220-SPHX W/S Carlson Lane, 1667.53' S Old Court Road 8401 Carlson Lane 2nd Election District 2nd Councilmanic Legal Owner(s):

Baltimore County Hospital and Health System, Inc. Lessee of Improvements: Kids Place, Inc. Hearing Date: Tuesday, Feb. 5, 1991 at 9:30 a.m. in Towson, Baltimore County, Md., once in each of $\frac{1}{2}$ LEGAL NOTICE following the business meeting. BALTIMORE COUNTY BOARD OF LIQUOR LICENSE COMMISSIONERS TOWSON MARYLAND, 21204 **Special Events** Guests are invited to attend and weeks, the first publication appearing on _____ refreshments will be served. Temple Oheb Shalom NOTICE IS HEREBY GIVEN THAT THE FOLLOWING PERSONS HAVE FILED APPLICATIONS FOR PERMANENT LICENSE TO SELL BEER, WINE AND/OR LIQUOR AT THE Sisterhood, 7310 Park Heights EASY-BY-MAIL CL Ave., will hold its January general meeting and informal NORTHWEST STAR, 17 V lunch on Mon., Jan. 21 at noon, PIKESVILLE, MD. 21208 Farzad Shoub, Yahya Shoub, Beth Shoub of in the Blaustein Auditorium, the in the Blaustein Auditorium, the date being changed from earlier announcements. Fearured is an afternoon of fun and games, and the Sisterhood will supply card tables; participants bring games.

Cost is \$5 for members & guests.

Reservations are a must. Call

Dru Fox at 876-7147 by Jan. 11.

Please indicate if a card table is Special Hearing: to approve the use of a group child care center, Class 3, within a hospital. Special Exception: for a group child care center, Class B, with a drop-off and delivery area in the ADDRESS ____ J. ROBERT HAINES CHARGE NO. (CHOICE),(VIS Please indicate if a card table is MONDAY: January 28, 1991
PUBLISHER: Northwest Star 710585
BOARD OF LIQUOR LICENSE CHECK OR CASH ENCLOSE needed, or if you will be playing *DATES TO RUN: ____ Meetings CLASSIFICATION_ Leo R. Mason, Chairman Philip R. Leyhe, Jr., Member Robert S. Knatz, Jr., Member A.A.R.P., Randalistown-Liberty area, Chapter #3706

Randallstown Child Care Property Limited Partnership

Kids Place, Inc. 6101 Shady Oak Lane Bethseda, Maryland 20817

Lessee of Improvements:

6101 Shady Oak Lane Bethesda, Maryland 20817

Contract Lessee/Owner of Improvements:

91-120-SPHX

Date of Posting January 14 1991. Location of property: 1/5 Carlson Lane, 1467. 53 Old Court Road

5. Zete Delm

\$ 39.87

91-220-SPHX STEVENSON ENGINEERING ASSOCIATES, INC.

METES AND BOUNDS DESCRIPTION

P/O LOT 3 PARCEL 655 BALTIMORE COUNTY, MARYLAND

Beginning at the most southeasterly corner of Lot 3, Parcel 655 on the west side of Carlson Lane on which the property fronts which is 50 feet in width at a distance of 1,667.53 feet southerly of the conterline of Old Court Road which is 70 feet wide. Thence the following courses and distances:

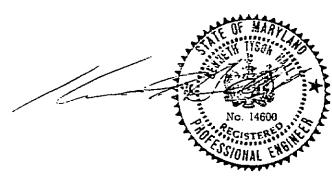
1. S67°42'13"% 304.16 feet to a point; thence,

N39°09'28"W 324.87 feet to a point; thence,

N65°47'40"E 381.81 feet to a point; thence,

4. S24°12'20"E 324.00 feet to the point of beginning.

Being a portion of Lot 3 Parcel 655 as recorded in Deed Liber 6109, Folio 062, et seg. and also known as 8401 Carlson Lane located in the 2nd Election District, containing 121,317 sf.



Civil Engineers - Site Planners

Suite 201-A Fairfax, VA 22030 703-591-3491

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

المسريد المصادرة المستخصرين فالمستخصص

9 to day of Jon ,19 9/

Cost of Advertisement

THIS IS TO CERTIFY, that the annexed advertisement

was published in the NORTHWEST STAR, a weekly

newspaper published in Pikesville, Baltimore

County, Maryland before the _____/670

the first publication appearing on the

the second publication appearing on the

the third publication appearing on the

_____day of _____

CERTIFICATE OF PUBLICATION

Pikesville, Md., fin 9.

THE NORTHWEST STAR

111 West Chesapeake Avenue Towson, MD 21204

Baltimore County General Hospital and Health System, Inc. 5401 Old Court Road

Baltimore, Maryland 21133 ATTN: ROBERT FISCHER, PRESIDENT

Legal Cwner(s): Baltimore County Hospital and Health System, Inc. HEARING: TUESDAY, FEBRUARY 5, 1991 at 9:30 a.m.

ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES ZONING COMMISSIONER

Please Make Checks Payable To: Baltimore County 32 1000011-00-00

Number

,在1995年,1986年,199

Baltimore County

Zoning Commissioner
County Office Building
111 West Chesapeake Avenue

Towson, Maryland 21234

Baltimore County
Zoning Commission
County Office Building Zoning Commisioner County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

Account: R-001-6150

រូបទម្លាក់ស្ពឺម៉ូទីកូ ម៉ូមី<mark>ក្</mark>គីឃឹ

Account: R-001-6153

Please Make Checks Payable To: Baltimore County

887-3353

Case Number: 91-220-SPHA

W/S Carlson Lane, 1667.53' S Old Court Road 8401 Carlson Lane 2nd Election District - 2nd Councilmanic Lessee of Improvements: Kids Place, Inc.

Dear Petitioner(s):

Please be advised that $\frac{113.87}{}$ is due for advertising and posting of the above

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE

BALTIMORE COUNTY, MARYLAND

Robert A. Hoffman, Esq.

Pashler Validation

111 West Chesapeake Avenue Towson, MD 21204

887-3353

December 17, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-220-SPHA W/S Carlson Lane, 1667.53' S Old Court Road 8401 Carlson Lane 2nd Election District - 2nd Councilmanic Legal Owner(s): Baltimore County Hospital and Health System, Inc. Lessee of Improvements: Kids Place, Inc. HEARING: TUESDAY, FEBRUARY 5, 1991 at 9:30 a.m.

Special Hearing to approve the use of a group child care center, Class B, within a hospital.

Special Exception for a group child care center, Class B, with a drop-off and delivery area in the front yard.

Baltimore County Hospital and Health System, Item No. 227

issuance of building permits.

Office of Planning at 887-3211.

- The petitioner should also submit an elevation and architec-

tural plan for the building and sign element prior to the

If there should be any further questions or if this office can

provide additional information, please contact Jeffrey Long in the

Zoning Commissioner of Baltimore County

cc: Baltimore County General Hospital Mark L. Rosenberg Robert A. Hoffman, Esq.

January 16, 1991

PK/JL/cmm

ITEM227/ZAC1

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

Robert A. Hoffman, Esquire 210 Allegheny Avenue Towson, MD 21204

RE: Item No. 227, Case No. 91-220-SPH Petitioner: Baltimore County Hospital Petition for Special Hearing and Zoning Variance

January 28, 1991

Dear Mr. Hoffman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

Enclosures

cc: Mr. Robert Fischer Baltimore County Hospital and Health 5401 Old Court Road Baltimore, MD 21133

Baltimore County Government Department of Public Works Bureau of Traffic Engineering

101 Bosley Avenue, Suite 405 Towson, MD 21201

887-355 i Fas 887-578 i

January 8, 1991

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 216, 217, 218, 220, 223, 227 and 229.

Very truly yours, KRAL I LAME Rahee J. Famili Traffic Engineer II

RJF/lvd

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

received 12/13/90

Your petition has been received and accepted for filing this 5th day of February, 1990.

> J. ROBERT HAINES ZONING COMMISSIONER

Zoning Plans Advisory Committee

Petitioner: Baltimore County Hospital and Health Petitioner's Attorney: Robert A. Hoffman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DECEMBER 11, 1990

PERMITS & LICENSES

FOLLOWING:

HANDICAPPED.

() PARKING LOCATION

BUILDING ACCESS

() OTHER -

SUBMITTED.

() NUMBER PARKING SPACES

BALTIMORE COUNTY BUILDING CODE.

TO COMPLY TO NEW USE REQUIREMENTS.

TOWSON, MARYLAND 21204 - PHONE - 887-3900.

J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

PROPERTY OWNER: Legal Owner: Baltimore County Hospital &

Health System Inc Contract Lessee/Owner of Improvements: Randalistown Child Care Property LID Part. LOCATION: W/S Carlson Lane, 1667.53' S Old Court Road

(★) RAMPS (degree slope)

CURB CUTS

(X) SIGNAGE

CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF

(#8401 Carlson Lane)
ELECTION DISTRICT: 2nd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE

MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE

SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT

(×) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0

COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS ARE

USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND

ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE,

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A

FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-8;

COUNCILMANIC DISTRICT: 2nd

PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: January 16, 1991 J. Robert Haines Zoning Commissioner

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Baltimore County Hospital and Health System, Item No. 227

The petitioner requests a Special Exception and a Special Hearing to approve a Class "B" group child care center.

In reference to the petitioner's request, staff offers the following comments:

- CRG approval for this project is required.

- The need for quality day care facilities located throughout

the county is recognized by staff. However, in each instance, the suitability of the sites must be analyzed in terms of compatibility with the existing community; i.e., design, traffic impact, landscape treatment, and many other

A suitable day care operation at this location would serve the community well; however, in the instant case, this office has found that the applicant's parcel is part of a larger tree-covered site. As indicated on the plan accompanying the petitioner's request, the proposed day care facility will be located at the south end of the property. This office questions the siting of the proposed building and would recommend that the facility be located closer to the hospital complex.

Should the petitioner's request be granted, staff recommends the following conditions:

- Prior to the issuance of any building permit, the applicant shall file a landscape plan with the deputy director of the Office of Planning and Zoning. Said plan should include an enhanced landscape treatment along Carlson Lane.



BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT



Zoning Commissioner Office of Planning and Zoning

County Office Building

Towson, Maryland 21204 Zoning Item # 227, Zoning Advisory Committee Meeting of December 18 1990

Property Owner: Posto. Co. Hospital and Health System Inc.

Location: 8401 Carlson Lone District: 3

Water Supply: Inetre Sewage Disposal: Inetre COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

() Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.

() A permit to construct from the Bureau of Quality Management is required for such items as spray paint

processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.

Prior to approval of a Building Permit Application for renovations to existing or construction of new

health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and severage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information. contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.

Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

() Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management

at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 887-3775. () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior

to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

() Soil percolation tests, have been _____, must be _____, conducted. () The results are valid until

() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until

() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacterio-

Jogical and chemical water samples.

(If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management

() In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the

subdivision process, please contact the Land Development Section at 887-2762.

BUREAU OF WATER QUALITY AND RESOURCE

MANACEMENT

Baltimore County Fire Department 700 East Joppa Road, Suite 901 Towson, Maryland 21204-5500 (301) 887-4500

Paul H. Reincke

DECEMBER 13, 1990

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Property Owner:

BALTIMORE COUNTY HOSPITAL AND HEALTH SYSTEM, INC.

#8401 CARLSON LANE Location: Zoning Agenda: DECEMBER 18, 1990 Item No.: 227

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. SECTION 10-7

REVIEWER: Capt Joseph Kelly 12-13-9° Approved (Special Inspection Division

JK/KEK



Dennis F. Rasmussen

TARTITORS COMP. . POPULATION LHTEROFELOP CONTREPONDENCE

Title Zoning Advisory Committee - DATE: Incomber 6, 1990 FROM: Pobert W. Borling, P.F.

RE: Soming Advisory Committee the final for the embedding 1900

The Develorers Engineering indiction has a vigued the subject woming items and me have as comments for Items 216, 217, 212, 220, 222 and 219

For Item 207, a County that a draw that im in moquired. For this 278, the province Costy by deep decay expresses are appliently

POPERT OF FRONTING, I Develorent Wrathwert (divinten

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

SE of Old Court Road

CRG DATE: 3/28/91 PRE-CRG DATE: 3/18/91

PROJECT NAME: The Kid's Place

PLAN: 2/25/91

LOCATION: SW/S Carlson Lane,

DISTRICT: 2c2

REV.:

REVISED PLAN KEY: (X) COMPLIANCE WITH COMMENT CHECKED (O) NON-COMPLIANCE IS CIRCLED (BA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED

PRIOR TO FINAL ZONING APPROVAL) ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The zoning hearing and C.R.G. plans have been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify details necessary in order to determine compliance with these requirements. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer or developer's engineer to rectify all conflicts (whether previously identified or not) well in advance of any expected final zoning approvals. The intent of the developer must be clear on the C.R.G. plan and any zoning requirements, restrictions and details must be addressed on the C.R.G. plan. When the public hearing was requested, the assistance received at the time of filing the zoning petition and the following zoning staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of the previous and any possible future public hearing requests:

- 1. Zoning History Under title, reference zoning case #91-220-SPHX (item #227). On 11/30/90, the following zoning petitions were filed for Baltimore County Hospital and Health in this office:
- A. Special Exception for a Class "B" group child care center in a D.R.-5.5 zone under Section 424.5.A of the B.C.Z.R. with a drop-off and delivery area in the front yard as may be permitted under Section 424.7 (B.C.Z.R.).
- B. Special Hearing to approve a use as of right of a group child care center, Class "B", within a hospital under Section 424.2.C of the B.C.Z.R..

The public hearing was held on 2/5/91 before the Zoning Commissioner and there has been no decision as of this writing. If granted, the plan must be revised if necessary in compliance with the decision including the listing and compliance with any restrictions.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner DATE: February 4, 1991

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Baltimore County Hospital and Health System, Item No. 227 - ADDENDUM

In the opinion of the director of the Office of Planning and Zoning, there will be no adverse impact by using the front yard for a drop off or delivery area.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM227.ADD/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE 11-220-5047 J. Robert Haines December 11, 1990

Zoning Commissioner Leslie M. Pittler, Director Department of Community Development

Baltimore County General Hospital

The Office for Children has been working closely with Mark Shugarman, Senior Vice President of Baltimore County General Hospital, providing technical assistance for the planned child care center for the employees of the hospital. Because of Baltimore County's commitment to making quality child care accessible, it is necessary for this project to move forward as quickly as possible. I am requesting that you consider placing this hearing on the agenda as soon as possible.

Thank you for your past support regarding child care issues that benefit the citizens of Baltimore County.

227 - 8401 CARLSON CN - CAM 11-30-90 GWEN - SCHEDULED BEFURE ZC ON 2-5-91 (9.30)

ZONING OFFICE

AFFIDAVIT

State of Maryland: County of

RWE:s

Baltimore:

do hereby state, affirm STEVENSWOOD IMPROVEMENT ASSOCIATION (name of Association)

and swear to the following: 1. That the STEVENSWOOD IMPROVEMENT ASSOC-(name of Association

2. That the geographic boundaries of the STEVENSWOOD IMPRVEMENT ASSOC. (name of Association) is as follows:

CARLSON LANE, COURTLEIGH DRIVE, BEN VALLEY RD. (names of Street boundaries on north, south, east and west sides of community) BEN MARKS, IDA MILLER & ELLA CAMPBELL (name of person who will be testifying)

chairpersons of the zoning committee of the STEVENSWOOD IMPROVEMENT ASSOC. (name of Assoc)

and is authorized to speak on behalf of said association on zoning matters;

4. That on 8/14/90 , the Board of Directors/Executive Board of the STEVENSWOOD IMP. ASSOC. voted to: (name of Association)

OPPOSE THE DAY CARE CENTER FOR BOOH UNLESS INGRESS AND EGRESS
(state stand on issue)

I herewith state, affirm and swear that all the above information is true and accurate to the best of knowledge and belief.

February 10, 1990

Mr. J. Robert Haines Zoning Commissioner, Baltimore County Office of Planning and Zoning 111 W. Chesapeake Ave. Towson, MD 21204

Dear Sir:

As a resident of the Stevenswood community, I'd like to publicly express my support for the Baltimore County General Hospital child care center project. The Hospital is to be commended for its efforts to provide a quality child care facility for its staff and neighboring communities.

I am familiiar with the need for child care in the state of Maryland. Until the birth of my twins this past December, I've been employed as a sales consultant with a firm that supplies Early Childhood programs and have had ample opportunity to meet with Early Childhood professionals and discuss current child care issues. The Maryland Committee for Children, of which I am a member, states that demand for out-of-home care exceeds supply by two to one. The Hospital has wisely chosen to offer on-site child care in order to retain nursing staff, as is the national trend for

While I fully support the center plans, I am concerned about its impact on neighborhood traffic. I've discussed the issue with several neighbors, and there seems to be agreement that speed bumps might solve the problem of non-resident drivers speeding through our neighborhood. Increased traffic volume is a given with such an endeavor; however, proper precautions could allay our fears of hazard to our community. I welcome contact from County officials regarding optimal traffic precautions.

Thank-you for considering my views.

Sincerely, Kristin & Hearman Christine E. Pearman 8517 Stevenswood Road Baltimore, MD 21207 (301) 655-6670

Shirley Cohen 3420 Ederest Road Baltimore, Maryland 21207

Albruary 6, 1991 ces a promeowner en stevenwood Dear Sie, for 28 years, Jam omoged that a number of members of this commenty have objections regarding a Chilchert day sare center being planned by bette-none Country general Hospital on Conlor Jone. Heel that these people are fumping to regative conclusions without ever meeting with the planners, even though they were efforted this most hospitale now are leaving opportunity.

toward lay care for employee's chedren

toward lay care for employee's chedren

BCGH would also include those families

in thomsword who would like to use the facility Hospital people work staggard shifts so that traffee flow staggard shifts so that traffee flow would be at varying terms.

Shirley Cohen 3420 Edetest Road Baltimore, ellaryland 21207

Heel that we in the community greatly benefit by having a good hospital so near, so we should do whatever we can to supported efter all, children one the futine and sol should do all we can to see that they get proper care volite parents are at work.

Duy truly yours, Sharley Cohen

VENABLE, BAETJER AND HOW ATTORNEYS AT LAW A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS DEC 4 1990 210 ALLEGHENY AVENUE

P.O. BOX 5517 WASHINGTON, D. C. TOWSON, MARYLAND 21285-5517 MCLEAN, VA ROCKVILLE, MD (301) 823-4111 BEL AIR, MD FAX (301) 821-0147

ZONING OFFICE WRITER'S DIRECT NUMBER IS

December 3, 1990

ROBERT A. HOFFMAN J. Robert Haines Zoning Commissioner County Office Building, 1st Floor 111 West Chesapeake Avenue Towson, Maryland 21204

Re: Item No. 227 Baltimore County General Hospital, Petitioner 8401 Carlson Lane

Dear Mr. Haines:

BALTIMORE, MD

RICHARD M. VENABLE (1839-1901) EDWIN G. BALTJER (1859-1945) CHARLES MCH. HOWARD (1870-1942)

As you are aware, the provision of day care is a high priority for the citizens of Baltimore County and the proposed "Kid's Place" day care center at Baltimore County General Hospital is certainly consistent with that priority.

As you may recall from a meeting on April 23, 1990 with Les Pittler, Eloise Stockdale, Mark Rosenberg of the Kid's Place, and Mark Shugarman of Baltimore County General Hospital on the day care center, you indicated that although a Special Hearing and a Special Exception were required you agreed that an expedited hearing would be scheduled as soon as filing of petitions occurred.

These petitions were filed on Friday, November 30, 1990; therefore we respectfully request an expedited hearing be granted in this matter.

Yours truly,

cc: Mark D. Shugarman Mark L. Rosenberg, Esquire

12/6/90 - Spoke or/ Fot Hoffman - Jave him hearing time frame Jearly Jehrery

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND LEGISLATIVE SESSION 1990, LEL LATIVE DAY NO. 19

MR. WILLIAM R. EVANS, COUNCILMAN BY THE COUNTY COUNCIL, October 15, 1990 A BILL ENTITLED

AN ACT concerning Child Care Centers

FOR the purpose of amending the Baltimore County Zoning Regulations in order to permit Child Care Centers in D.R. Zones as a matter of right or by Special Exception depending upon the number of children provided for at the center and subject to certain standards and requirements; providing exceptions to residential transition area requirements in certain cases; and generally relating to the regulation of child care centers in Baltimore

BY repealing

Section 424.5A. and B. Baltimore County Zoning Regulations, as amended

Sections 1801.1.A.10B, 1801.1.B.1.c.10.A, 1801.1.C.6.B., 424.5.A. and B. and 424.7

Baltimore County Zoning Regulations, as amended BY repealing and re-enacting, with amendments,

Baltimore County Zoning Regulations, as amended

WHEREAS, the Baltimore County Council has received a final report, dated November 16, 1989, from the Plenning Board and has held a public hearing thereon on January 30, 1990, now, therefore

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that Section 424.5A. and B. of the Baltimore County Zoning Regulations, as amended, be and it is hereby repealed. EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter stricken from existing law. Strike out indicates matter stricken from bill. Underlining indicates amendments to bill.

VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS BALTIMORE, MD 210 ALLEGHENY AVENUE WASHINGTON, D. C. MCLEAN, VA

Case No.: 91-220-SPHX

BEL AIR, MD ----- RICHARD M. VENABLE (1839-1901) EDWIN G. BALTJER (1869-1945) CHARLES MCH. HOWARD (1870-1942) ____ ROBERT A. HOFFMAN

ROCKVILLE, MD

P.O. BOX 5517 TOWSON, MARYLAND 21285-5517 (301) 823-4111 FAX (301) 821-0147

March 12, 1991

WRITER'S DIRECT NUMBER IS 494-9162

HAND-DELIVERED J. Robert Haines Zoning Commissioner

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 LUNING UTTUE Re: Baltimore County General Hospital; The Kid's Place;

Dear Mr. Haines:

Consistent with my statements at the hearing on February 5, 1991 on behalf of the Petitioner in the above-referenced case, we respectfully request that you postpone making your decision until after the CRG meeting scheduled for March 28.

If you have any questions or comments, please do not hesitate to

Yours truly,, Robert A//Hoffman

cc: Mark D. Shugarman Mark L. Rosenberg, Esquire VENABLE, BAETJER AND HOWARD

ATTORNEYS AT LAW A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS 210 ALLEGHENY AVENUE P.O. BOX 5517 TOWSON, MARYLAND 21285-5517

(301) 623-4111

FAX (301) 821-0147

RICHARO M. VENABLE (1839-190) EDWIN G. BAETJER (1868-1945) CHARLES MCH. HQWARD (1870-1942) ___ ROBERT A. HOFFMAN

BALTIMORE, MD

WASHINGTON, D. C.

MCLEAN, VA

ROCKVILLE, MD

BEL AIR, MD

WRITER'S DIRECT NUMBER IS 494-9162 April 4, 1991

J. Robert Haines Zoning Commissioner County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

> RE: Baltimore County General Hospital; The Kid's Place; Case No.: 91-220-SPHX

Dear Mr. Haines:

the sign.

Enclosed please find a substitute plan for the above-referenced case. This plan incorporates changes according to the CRG plan which was approved on March 28, 1991 as follows:

 Identification of the proposed location for storm water detention system.

2. A modification and reduction in size of

 Identification of the area required for right of way dedication and modification to calculations based on the total area of the site. All area requirements are still met.

4. Identification of the frontage improvements (gutter, curb and sidewalk).

5. A typographical correction on the northern boundary line from 381.81 feet to 387.81 feet.

We respectfully request that this plan be accepted in lieu of that which was submitted at the hearing on February 5, 1991 as Petitioners Exhibit No. 1.

PROTESTANT(S) SIGN-IN SHEET

PETITIONER(S) SIGN-IN SHEET PLEASE PRINT CLEARLY

∩ NAME
Hob Hoffman
Parl Conspruck
Jan Scholad
George E. Garrelis
LEONARD TAYLOR. JR
Mark Shugarman
Mark i. Rosenlierg
Petty Gain
Alvin Johnson
Shelin L Johnson
Hail I m. Klick
hennis W Key
JUDIA MAYRER KD
As miles
Ella White Campbell
0. 10.

DMW 200 F. POWD. XVE. 2)200.
APCHITEUR LANTAME THY LOK, P.C. COP35 WISC - , CHEVY CHASE, ND 20815 Ballo County Ger thes 5401 CAN Court Rd 21133 The & D's Dlan - 6/01 Shady Da's bang to ethosda, MA. the Kids Place Vac 8512 Cidar St. 20910 3238 BEN VALLEYRD, Save Spun 184 3308 Ben Villey Rd Britimer, 4D 3907 447 Julgran Gt W. Smarter Ma 21157 3016 Grantorld Woodstock 1 ZPLTO CONTY GEN HOSP 5401 OLD CORTROD ZUES 8577 Strusus wood Ad. 21227

ARCHITECTS LATHAM & TAYLOR, P.C. 6935 Wisconsin Avenue, Suite 208, Chevy Chase, Maryland 20815 301 986-5222

LEONARD TAYLOR, JR. A.I.A.

Architect registered in Connecticut, the District of Columbia, Florida, Maryland, and Virginia and certified by N.C.A.R.B. First licensed in 1981

Masters of Architecture, Yale University 1978 Bachelors of Art Summa Cum Laude, Princeton University 1973

Professional Experience Principal - Architects Latham & Taylor, P.C., Chevy Chase, MD

Architect - Thomas G. Georgelas & Associates, McLean, VA

Architect - Alhgren Olsson Silow Arkitektkontor, Stockholm, Sweden Principal - Spiker/Taylor Architects, New Haven, CT

Designer - Parsons, Brinckerhoff, Quade & Douglas, New York, NY Planner - Parsons, Brinckerhoff, Quade & Douglas, New York, NY

Montgomery County Historic Preservation Commission, Chair 1990-1991, Commissioner 1988-1990

Renovation construction Consultant on group centered decision making

Professional Affiliations Founding member - Architect's Fellowship of the United Church of

Member - Potomac Valley A.I.A.

Affiliate Member - Building Officials Congress of America, (BOCA) Professional Affiliate - Apartment and Office Building Managers Association

[ltwork A/resume]

1/91

THE

KID'S

PLACE



GUBDIVI E	GION: <u>STEVENGWOOD</u>	
ZONE : _	DR. 55	
USE: _	REGIDENTIAL - SINGLE FAMILY	
PARCEL	825_	
BLOCK:	<i>C</i>	
LOT #	OWNER	RECORDED DB & PE
23	GERBER, LEE A. & DOROTHY	4327 , 311
24	FORBES, ANITA G. SAMPSON- &	8172 . 752
	MARTIN, RUTH	0112, 192
25	MAKER, WILLIAM JR & LILLRE M	6234, 692
26	BOOKOFF, ALLEN R & BARBARA	5383 , 872
27	ROSENFIELD, STANLEY N. & SHEILA B.	4303 , 440
28	GWARTZ, PAUL ET. AL.	4303, 203
29	SCHNAPER, JOSEPH	5711, 509

SUBDIV	ISION: STEVENSWOOD	
ZONE:_	DR 55	
USE: _	REGIDENTIAL - SINGLE FAMILY	
PARCEL	: <u>301</u>	
BLOCK:		
LOT#	OWNER	RECORDED DB. & PG.
4	CAPLAN, MEYERS & JEANETTE	4235 , 379
5	ROSENBAUM, JULIUS & MIRIAM	4209 , 399
6	FINE, BERNARD A. & PHYLLIG I.	4246 , 448
7	STOTSKY, JACK L & LYNDA	5757 , 361
22	COX, THERMON S & ALICE C.	6771 , 725

	CTCL/FLICH/OOD	
SUBDIVE		
ZONE: _	DR. 55	
USE:	RESIDENTIAL - SINGLE FAMILY	-
PARCEL:	301_	
BLOCK:		
LOT#	OWNER	RECORDED DB. & PG.
Z	REICHLYN, ROSE	3953,30

SUBDIV	1610N:STEVENSWOOD_	
フハルビ:	DR 55	
USE: _	RESIDENTIAL - SINGLE FAMILY	
PARCEL	: 825	
BLOCK:	0	
LOT#	OWNER	RECORDED DB. & PG.
Ī	BLOCK, NEILA D	6809,509



VICINITY MAP SCALE: 1" = 200'

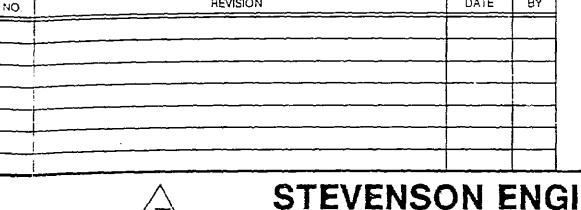
NOTE:

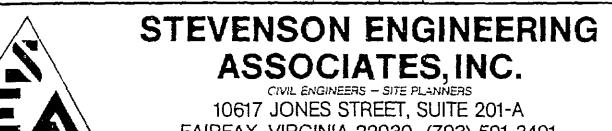
COORDINATES AND BEARINGS SHOWN REFER TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED LIPON THE FOLLOWING TRAVERSE STATIONS:

× 5864 - NORTH 22390.19, WEST 48423.06 × 11363 - NORTH 22818.22, WEST 46701.15

MAP REFERENCE: ROCKDALE, SHEET N.W. G-H, 1"= 200'
DATE OF PHOTOGRAPHY, JAN. 1986

91.220-SPHX
PETITIONER'S
EXHIBIT 1A





ASSOCIATES, INC.

CIVIL ENGINEERS - SITE PLANNERS

10617 JONES STREET, SUITE 201-A

FAIRFAX, VIRGINIA 22030 (703) 591-3491

PLAN TO ACCOMPANY
PUBLIC HEARING
FOR ZONING LIGE PERMIT 8401 CARLSON LANE P/O PARCEL 655, LOT 3 ZND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

2203	0 (703) 5	91-3491			
	DEGIGN: AL/SL	SCALE	l"=	20'	<u> </u>
	DRAWN: LADI	SHEET	ı	OF 2	
	CHECKED:		•	UF	_
	DATE: NOV. 27, 1990	JOB NO.	āl	FILE	NO. 461

